

**65 & 67/. Schumacher Gap Road, Johnstown, QLD,  
4615**



**Rural For Sale**

Saturday, 23 November 2024

65 & 67/. Schumacher Gap Road, Johnstown, QLD, 4615

Type: Rural



James Bredhauer  
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## **The Rarest of Opportunities - The Range Paddock - Prior offers highly considered**

### The Rarest of Opportunities - The Range Paddock

303.1 ha – (749 acres) which is accessed through Schumacher Gap Road, Johnstown.

This unique property has been in the Lee family since 1947, this is a rare opportunity to buy into this tightly held area. High quality open and semi open grazing country in a great location with extra income from timber production & potential tourism.

The most amazing 360' views from 570m altitude making it ideal for tourism, overlooking BP Dam, the Bunya Mountains and then back to the dividing range in the East.

#### Country / Pasture

- Undulating Narrowleaf Ironbark, Kurrajong, Apple-box, Blue-gum, Fig trees and assorted trees associated with high quality forest, it has a scenic and productive high ridge along the eastern side.
- Open & semi open grazing capable of fattening steers, backgrounding or breeding top shelf weaners.
- Recently ¾ of the property had a management burn with fresh feed in abundance
- Destocked for buyer convenience and fresh pasture growth.
- Pastures in great condition and conservatively for generations
- All fantastic native pasture, Blue Grass, Black Spear & native legumes

#### Timber

- Sustainably managed through generations for timber since 1947
- Firewood
- Posts
- Mill Timber – last cut in 2019 on a portion – mill timber available
- PMAV – all white

#### Fencing

- Good to excellent – 3 and 4 barbed wire fencing – ironbark & steel
- New 3 barbed steel 1.6km along range
- One paddock

#### Infrastructure

- No cattle yards
- Holding square – cap rail & barbed wire

#### Carrying Capacity

- 100 breeders/fattening/grow outs, (vendors destocked 120 cows and calves prior to burning this year)

#### Water

- 1 solar bore pumping to a tank and trough, the tank overflows into a dam. (69 feet to bottom of the hole, 33 feet to water, current solar pump rate is 300gph,
- 2 good sized earth dams on good catchments
- Seasonal rockholes in creeks

#### Attributes / Summary

- Productive pastures with conservative grazing history
- Water – dams and bore. More sites for both available.
- Amazing views, highly suitable for utilizing the views on the range for tourism activities, areas of Grass trees on upper reaches.
- Highly regarded area for cattle and timber.

**AUCTION DATE ; 6TH DECEMBER, KINGAROY RSL, 11AM**

**PRIOR OFFERS WILL BE HIGHLY CONSIDERED**

**\*\*This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.\*\***

